

House Management Plan: 17 Andromeda Street, Rockingham

Property Address: 17 Andromeda Street, Rockingham

Lot on Plan: Lot 105

Area: 662m² lot (188m² building)

Ward: Rockingham

Zone: Residential

RCode: R20

Details of Operations

Identifying Industry and Business Structure: Short Stay Accommodation (unhosted)

Mission Statement: 17 Andromeda Street offers a tranquil coastal escape, blending modern comfort with the serene beauty of Rockingham. Our mission is to provide guests with a memorable, relaxing, and comfortable home base to explore the region's natural wonders and vibrant community.

Business Offering: We invite guests to discover the captivating allure of Rockingham, from its pristine beaches to its abundant marine life. Our unhosted accommodation provides a private and well-appointed sanctuary for those seeking a getaway, allowing them to experience the local charm and hospitality at their own pace.

Marketing Platforms: Airbnb, Stayz, Booking.com

Scale and Timetable of Operations

Guest Capacity: This 6-bedroom house can comfortably sleep 6 guests. Minimum night stay is 2 nights that will be applicable to the bookings.

Booking Management: We will meticulously monitor booking dates using a calendar synchronisation feature across all intended platforms (Airbnb, Stayz, Booking.com). This ensures that if a date is booked and confirmed on one platform, it will automatically block those same dates on all other synced calendars, preventing double bookings. If only one platform is used, the calendar will automatically update and block booked dates.

Customer Car Parking

Guests will have access to allocated double garage parking for two cars and the option of parking on the property's driveway for additional two vehicles. To maintain good neighbour relations and abide by local regulations, guests are not permitted to park outside the allocated lot, which includes street parking or on grassed verges. This will be explicitly stated in the house rules.

House Rules

To ensure a safe and comfortable experience for our guests and to uphold the property's standards, a comprehensive set of house rules will be clearly displayed and made visible to potential guests before booking confirmation. By booking, guests agree to abide by these rules. We will utilise the default rules offered by online platforms and supplement them with our specific requirements.

Bookings will only be confirmed and reserved by government ID-verified guests with complete contact details (verified phone number, email, and profile photo) available for communication and in case of emergencies. Individuals not verified on the platform or missing contact details will not be permitted to make a booking.

The proposed house rules are as follows:

No events or parties.

No pets allowed.

No unregistered guests (only guests listed in the reservation are permitted).

Respect and maintain quiet hours (9 PM - 8 AM).

Park only in allocated spots (garage and driveway). Street and lawn parking are off-limits.

Please follow and respect check-in and check-out times (check-in 3 PM - 7 PM, check-out 10 AM).

No smoking anywhere on the property.

Follow garbage and recycling instructions provided.

Turn off all electrical appliances when not in use or when leaving the property.

Waste Management Strategy

Please follow the effective bin control system with all of our guests. we are monitoring our bins all the time. The FOGO bin system is effective in Rockingham area from the 30th of June. FOGO green lid bin collected on weekly Monday; Yellow lid bin collected fortnightly on Monday 28th July; and Red lid bin collected fortnightly on Monday 21st July; Please make sure to put the correct bins out on the verge by every Sunday night, and take the bins back to the allocated bin spaces by every Monday evening 6pm.

The waste/rubbish needs to be sorted/separated correctly shown as below:



Full details and contact information for the property manager

Full Name: [REDACTED]

Email: [REDACTED]

Mobile: [REDACTED]

Address: [REDACTED]

And

Full Name: [REDACTED]

Mobile: [REDACTED]

Address: [REDACTED]

The property manager is contactable in the event of emergency or during occurrences of anti-social behaviour caused by their customers.

Local emergency contact details (police, fire, ambulance) and house management personnel details will be prominently displayed in easily accessible and visible areas within the house, such as on the fridge door, in the house manual, and near entry/exit points.

Many thanks

[REDACTED]

10/09/2026